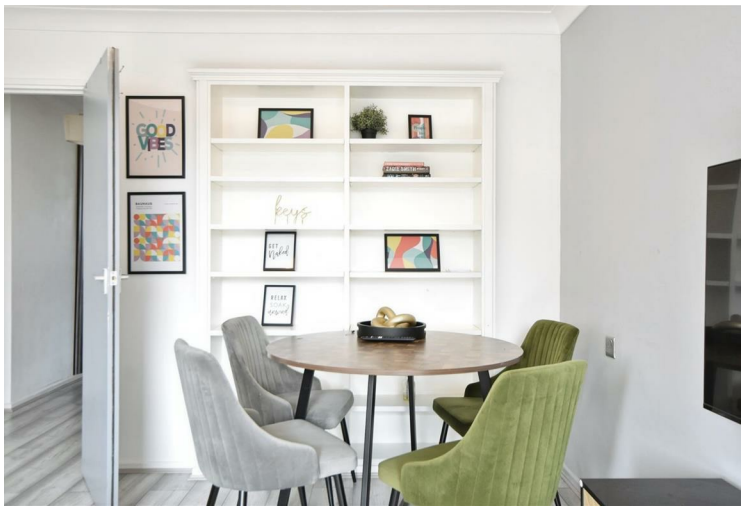
QUILLIAM

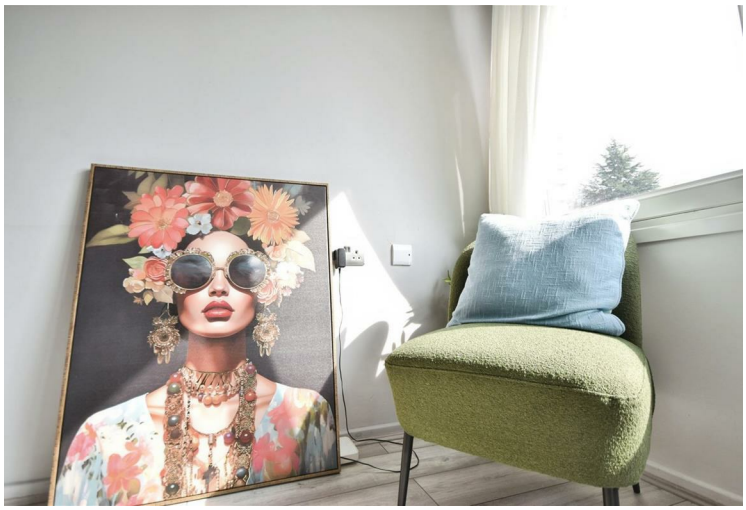
Justin Close
Brentford

- Ready to Move In
- Perfect for First Time Buyers
- 24hr Security
- River Thames Walks
- Brick and Concrete
- Share of the Freehold Included
- Sold with No Onward Chain
- One Bedroom Apartment
- Private Parking Space Included
- Heating and Hot Water in Service Charge

£295,000

Leasehold





Property Description

Located within the ever popular Brentford Dock development, this charming Romulus Court flat offers a wonderful balance of comfort, character and convenience. Set across 523 sq ft, the property welcomes you with a bright and inviting reception room, filled with natural light and offering a warm, relaxed space for everyday living or hosting guests.

The well proportioned bedroom provides a peaceful retreat, while the bathroom is neatly presented and practical for day to day use. The flat carries a lovely sense of homeliness, with plenty of potential for a new owner to add their own style and make the space truly their own.

A standout benefit is the allocated parking space; a valuable everyday convenience in this highly desirable waterside setting. Residents of Brentford Dock enjoy an exceptional range of on site amenities, including beautifully maintained communal gardens, 24 hour security, a community centre, an on site shop and direct resident access to the scenic grounds of Syon Park. Hot water and heating are included within the service charge, adding further ease and value.

Positioned in a peaceful setting just moments from riverside walks, green spaces and local amenities, this flat offers an appealing opportunity for anyone looking for a well connected home in a friendly, established community. With its great location, thoughtful layout and scope to personalise, this property is not to be missed.

Accommodation

Hall

Reception
15'9" x 10'9"

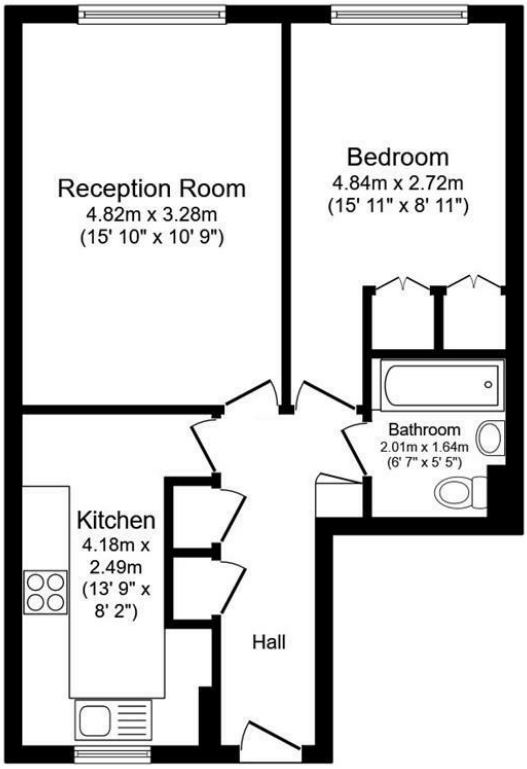
Kitchen
13'8" x 8'2"

Bedroom
15'10" x 8'11"

Bathroom
6'7" x 5'4"

Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 999 years from 25/03/1978 (approximately 951 years remaining)
Service Charge £4,008 per annum, reviewed annually by the Management Company
Ground Rent £0 per annum
London Borough of Hounslow Council Tax Band: C
Council Tax Payable for 2025/26 £1,854.06 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.
Parking: Allocated Space in Communal Car Park

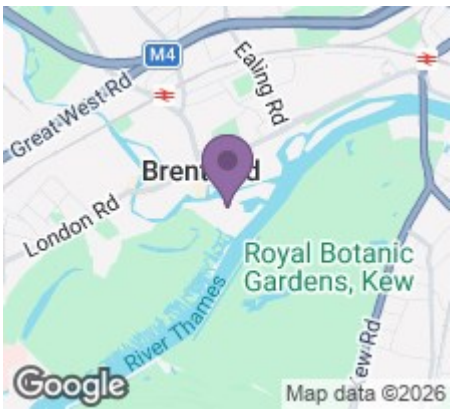


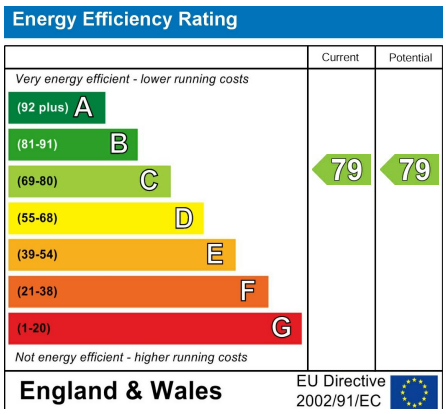
Second Floor

Floor area 48.6 sq.m. (523 sq.ft.)

Total floor area: 48.6 sq.m. (523 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements